

Harston Neighbourhood Plan
Site Options and Assessment
Final Report

February 2024

Quality information

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Revision History

<u>Revision</u>	<u>Revision date</u>	<u>Details</u>	<u>Authorized</u>	<u>Name</u>	<u>Position</u>
01	15/01/2024	Draft Report	UM	UM	UM
02	05/02/2024	Draft report following QB review	UM	UM	UM
03	12/02/2024	Final Report	UM	UM	UM

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Abbreviations used in the report

Abbreviation Definition

DLUHC	Department for Levelling-Up, Housing and Communities
dph	Dwellings per hectare
Ha	Hectare
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
RES	Rural Exception Site
TPO	Tree Preservation Order

Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Harston Neighbourhood Plan on behalf of Harston Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.

Harston Neighbourhood Area was designated on 17 June 2022. Harston falls within a group village category where only small-scale development is expected (up to eight homes, or 15 homes on a brownfield site). A windfall allowance also predicts a need for an additional 13 dwellings over the whole plan period. The Parish Council recognise that the housing demand is higher than what the Local Plan has forecasted and are thus seeking to allocate additional small-scale sites as well as Rural Exception Sites (RES).

The Parish Council have undertaken a call for sites and a site identification exercise which has identified a total of 16 sites that require an assessment of their potential for allocation in the Neighbourhood Plan. This includes 11 sites without planning permission which have come forward through the call for sites and five additional sites without planning permission in the Greater Cambridge Shared Planning Housing and Economic Land Availability Assessment (HELAA).

In total, 16 sites were identified in the Neighbourhood Area, 11 of which were taken forward for assessment.

Of the 11 sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan:

- H8 – Manor Grounds, Church Street

A further four sites are considered potentially suitable for allocation for housing, subject to the mitigation of identified constraints:

- H12 – SIG Roofing site, Station Road
- H13 – Land off High Street
- H14 – 131 High Street
- H15 – Centenary Works, Button End

The following six sites are considered unsuitable for allocation:

- H5 – The Drift, Harston
- H6 – Pinder land (In trust for village), London Road, adjacent to No 67
- H7 – Manor Grounds, Mill Road
- H9 – Land south of Station Road
- H10 – Land south of Rectory Farm
- H11 – Land at Royston Road

It should be noted that sites should not be *allocated* as RES, but the Neighbourhood Plan could have a policy to encourage rural exception housing on the sites which meet the policy requirements for RES under national and local policy and have been offered for that use, which would be at a lower land value than market housing. Importantly, as per Local Plan Policy H/11(c), for a site to be identified as suitable for rural exception housing, there would need to be evidence that no alternative sites exist that would have less impact on Green Belt purposes.

The sites which could be considered RES are:

- (Partially) H5 – The Drift, Harston
- H6 – Pinder land (In trust for village), London Road, adjacent to No 67
- H7 – Manor Grounds, Mill Road
- (Partially) H10 – Land south of Rectory Farm
- (Partially) H11 – Land at Royston Road

This assessment is the first step in the consideration of site allocations. From the shortlist of suitable and potentially suitable sites identified in this report, the Parish Council should engage with South Cambridgeshire District Council, landowners and the community to explore options for site allocations in the Neighbourhood Plan which best meet its objectives, and the development needs of the neighbourhood area.

1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Harston Neighbourhood Plan on behalf of Harston Parish Council. The work undertaken was agreed with the Parish Council and the Department for Levelling Up, Housing and Communities (DLUHC) as part of the national Neighbourhood Planning Technical Support Programme led by Locality.
- 1.2 It is important that the site assessment process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.3 Harston falls within a group village category where only small-scale development is expected (up to eight homes, or 15 homes on a brownfield site). A windfall allowance also predicts a need for an additional 13 dwellings over the whole plan period. Within one year eight homes have been approved on one 'windfall site' and nine homes on a Green Belt settlement edge brownfield site which has already met this windfall allowance. The Parish Council recognise that the housing demand is higher than what the Local Plan has forecasted and are thus seeking to allocate additional small-scale sites as well as Rural Exception Sites (RES).
- 1.4 The Parish Council have undertaken a call for sites and a site identification exercise which has identified a total of 16 sites that require an assessment of their potential for allocation in the Neighbourhood Plan. This includes 11 sites without planning permission which have come forward through the call for sites and five additional sites without planning permission in the Greater Cambridge Shared Planning Housing and Economic Land Availability Assessment (HELAA).
- 1.5 Harston Neighbourhood Area was designated on 17 June 2022 and is shown in **Figure 1.1**.
- 1.6 Harston Parish is situated in the South Cambridgeshire district of Cambridgeshire, approximately 5 miles southwest of the city of Cambridge and within the Green Belt. Much of Cambridgeshire, including Harston, is characterized by flat or gently rolling topography. Harston Parish is primarily composed of agricultural land with fields of crops, including wheat, barley, and rapeseed, as well as pastureland for livestock. The landscape is often dotted with farmsteads and barns. The River Cam/ Rhee flows through parts of Cambridgeshire, and runs along the western boundary of the Parish.
- 1.7 The A10 road runs down the centre of the village, providing a direct route to Cambridge to the north and Royston to the south. The M11 motorway, which connects London to Cambridge, is easily accessible from the A10. The nearest railway station to Harston is Foxton Railway Station, which is approximately 2 miles to the south of the village. This station provides train services on the Cambridge Line, connecting Harston to Cambridge and other destinations. From Cambridge, there are trains to London, Peterborough, and other major cities. Bus service 26 provides connections to and from Cambridge City Centre.

The landscape around Harston has a network of footpaths and bridleways that allow for walking, cycling, and horse riding.

- 1.8 Harston situates 17 Listed Buildings out of which 14 are Grade II Listed and 3 are Grade II* Listed, including Harston House and Part of Garden Wall, Church of All Saints and Manor Hall.
- 1.9 It is important to acknowledge the proposed route (at the time of writing) for East West Rail curves around the south and east of Harston village¹. This will impact whether certain sites can be allocated in the Neighbourhood Plan as they may intersect with the proposed route for which land may have to be safeguarded in Harston.

¹ Available at: <https://eastwestrail.co.uk/proposed-route/routeupdate>

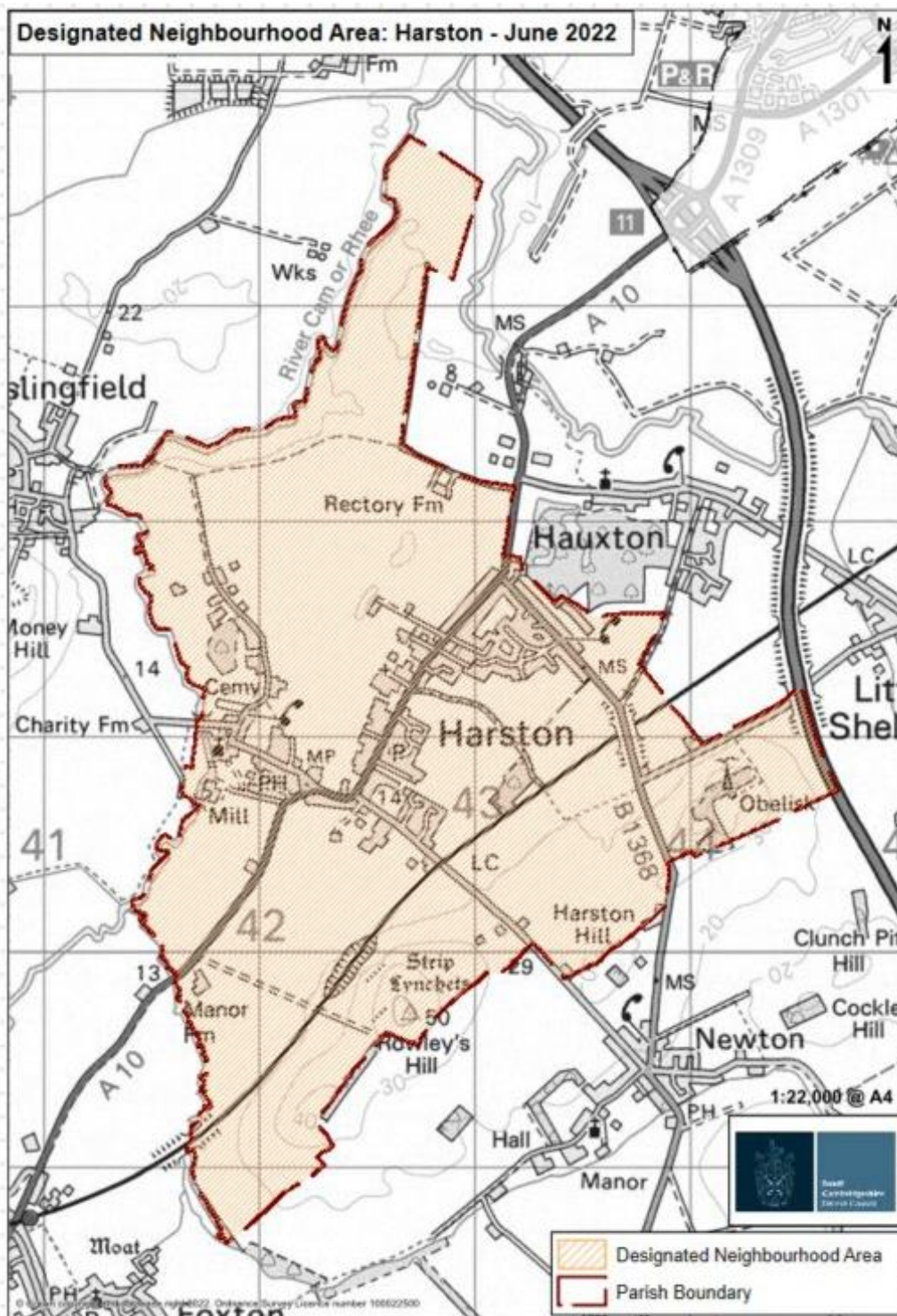


Figure 1.1 Harston Neighbourhood Area (source: South Cambridgeshire District Council²)

² Available at: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/harston-neighbourhood-plan/>

2. Methodology

- 2.1 The approach to the site assessment is based on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment³ and Neighbourhood Planning⁴ as well as the 'How to Assess and Allocate Sites for Development' neighbourhood planning toolkit (Locality, 2021)⁵. These all support an approach to site assessment which is based on a site's suitability, availability and achievability.
- 2.2 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.3 The first task was to identify which sites should be included in the assessment.
- 2.4 For the Harston Neighbourhood Plan, sites were identified from two sources. First, the Harston Neighbourhood Parish Council undertook a 'call for sites' exercise to enable landowners and developers to promote land for development. These took place in early 2023 and yielded a total of 11 sites.
- 2.5 In addition, the Greater Cambridge Shared Planning service undertook a HELAA, to inform the local plan. The most recent HELAA was published in September 2021⁶. Seven sites in the Neighbourhood Area were identified and assessed in the HELAA out of which two are duplicates of those submitted to the Neighbourhood Plan call for sites.
- 2.6 Consequently, a total of 16 sites within the Neighbourhood Area have been considered in this report and are discussed further in Chapter 4.

Task 2: Site Assessment

- 2.7 A site appraisal pro-forma has been used to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, and the 'How to Assess and Allocate Sites for Development' toolkit. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.8 The pro-forma captures a range of both quantitative and qualitative information, including:
 - General information (including site reference, address, size and use; site context and planning history)
 - Context (including planning policy)

³ Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁴ Available at: <https://www.gov.uk/guidance/neighbourhood-planning-2>

⁵ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

⁶ Available at: <https://democracy.cambridge.gov.uk/documents/s56618/App.%2011%20-%20Greater%20Cambridge%20HELAA%20Report%202021.pdf>

- Suitability of sites for development, including: site characteristics, environmental designations, physical constraints, landscape and heritage considerations, access to community facilities and services.
 - Availability of sites for development.
 - Any issues that may affect site delivery/viability.
- 2.9 A range of quantitative information has been collected to inform the assessments through desk based research using the Local Authority website⁷, Natural England's Magic Map Tool⁸ and other sources of evidence.
- 2.10 Following the initial desktop study, a site visit was undertaken on 13 October 2023. The purpose of the site visit was to survey the sites in person in order to assess physical factors such as access and current use and more qualitative characteristics such as views and character, and to clarify issues which emerged from the initial desk study.
- 2.11 For sites that were identified in the HELAA, their conclusions have been reviewed to check that they are reasonable to be carried forward to the Neighbourhood Plan Review Site Assessment.

Task 3: Consolidation of results

- 2.12 A red/amber/green (RAG) 'traffic light' rating of all sites has been given following the assessment, based on whether the site is an appropriate candidate for allocation in the Neighbourhood Plan for a particular use. The traffic light rating indicates 'green' for sites that are relatively free from development constraints and are appropriate in principle as site allocations, 'amber' for sites, which are potentially suitable in full or in part if identified issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation according to the Planning Practice Guidance – i.e. the site is suitable, available and achievable.

Task 4: Indicative housing requirement

- 2.13 The housing capacity figure is an indicative number of homes that can be achieved on each site taking into account Local Plan Policies, the density of the surrounding area and the site specific constraints and opportunities.
- 2.14 If a figure already exists for a site, through an existing planning permission or proposed by a landowner/developers, this figure has been used if appropriate.
- 2.15 For sites found to be suitable or potentially suitable for development where an existing capacity doesn't already exist (for example, from a landowner proposal), an indicative capacity has been provided.
- 2.16 This is applied to a net developable area (taking into account supporting infrastructure), site specific constraints, the context/setting of each site

⁷ Available at: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/strategic-housing-land-availability-assessment-august-2013>

⁸ Available at: <https://magic.defra.gov.uk/>

(including the prevailing density of the surrounding area), and the relevant Local Plan Policies.

- 2.17 In the case of Harston, an average density of 30 dwellings per hectare (dph) has been used, in line with approach set out in the methodology for the 2021 HELAA for sites in rural villages, unless this conflicts with the local character and distinctiveness of the area in which case a judgement was made on the potential capacity of a site.
- 2.18 The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.
- 2.19 **Table 2.1** below shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes. The developable area ratios shown in the table are based on the approach set out in the HELAA methodology.

Table 2.1 Calculation of site ‘developable area’ and density

Site area	Developable area (% of gross site area)	Indicative density (dph)
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

3. Policy Context

- 3.1 The site assessment takes into account both national and local planning policy and guidance.
- 3.2 National policy is set out in the National Planning Policy Framework (NPPF) (2023)⁹ and is supported by PPG¹⁰. The NPPF is a high-level document which sets out the overall framework for the more detailed policies contained in local and neighbourhood plans.
- 3.3 At the Local Plan level, neighbourhood plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan and should have regard to any emerging development plan so that neighbourhood plan policies are not superseded when a new Local Plan is adopted by the local planning authority.
- 3.4 The statutory local authority for Harston is South Cambridgeshire District Council. The key document in the planning framework is the South Cambridgeshire Local Plan 2018-2031, adopted in September 2018¹¹.
- 3.5 The key local and national policies of relevance to the site assessment are summarised below.

National Planning Policy Framework (2023)

- 3.6 An overarching aim of the NPPF is to promote sustainable development. **Paragraph 11** states that in order to achieve sustainable development, plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change.
- 3.7 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should share and direct development that is outside of these strategic policies.
- 3.8 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.9 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.10 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this

⁹ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹⁰ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

¹¹ Available at: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/>

would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.

- 3.11 **Paragraph 71** states that neighbourhood planning groups should give particular consideration to the opportunities for allocating small and medium-sized sites (up to one hectare) suitable for housing in their area.
- 3.12 **Paragraph 82** states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
- 3.13 **Paragraph 84** emphasises that isolated homes in the countryside should be avoided unless:
- there is an essential need for a rural worker;
 - the development would represent the optimal viable use of a heritage asset or would enable development to secure the future of heritage assets;
 - the development would re-use redundant or disused buildings and enhance its immediate setting;
 - the development would involve the subdivision of an existing residential dwelling; or
 - the design is of exceptional quality.
- 3.14 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.15 **Paragraph 142** states the importance of Green Belts and **Paragraph 148** sets out the five purposes of the Green Belt:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.16 **Paragraph 145** states that once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term,

so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

- 3.17 **Paragraph 152** states inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 3.18 **Paragraph 153** adds when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 3.19 **Paragraph 154** sets out the following exceptions to inappropriate development:
- a) buildings for agriculture and forestry;
 - b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
 - d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - e) limited infilling in villages;
 - f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
 - g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 3.20 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.21 **Paragraph 167** outlines that all plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of

flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.

- 3.22 **Paragraph 169** states that where it is not possible to locate development in zones at lower risk of flooding, the exception test may have to be applied, according to the potential vulnerability of the site and the nature of the proposed development. The exception test is set out in Paragraph 164, which states that it should be demonstrated that the development would provide wider sustainability benefits that outweigh the flood risk, and that the development would be safe for its lifetime, without risking flood risk elsewhere, and where possible reducing overall flood risk.
- 3.23 **Paragraph 181** states that plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF, take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.24 **Paragraph 188** states that the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site, unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- 3.25 **Paragraph 205** when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.26 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

South Cambridgeshire Local Plan 2018

- 3.27 **Policy S/3: Presumption in Favour of Sustainable Development** states when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 3.28 **Policy S/4: Cambridge Green Belt** states a Green Belt will be maintained around Cambridge that will define the extent of the urban area. Harston Parish lies within the Cambridge Green Belt. New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework.

- 3.29 **Policy S/6: The Development Strategy to 2031** stipulates the need for jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge Green Belt:
- a. On the edge of Cambridge;
 - b. At new settlements;
 - c. In the rural area at Rural Centres and Minor Rural Centres.
- 3.30 **Policy S/7: Development Frameworks** suggests development and redevelopment of unallocated land and buildings within development frameworks (as shown on the Policies Map) will be permitted given certain provisions. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.
- 3.31 **Policy S/10: Group Villages** classifies Harston has a Group Village where Residential development and redevelopment up to an indicative maximum scheme size of 8 dwellings will be permitted within the development frameworks of Group Villages, as defined on the Policies Map. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
- 3.32 **Policy CC/9: Managing Flood Risk** states that in order to minimise flood risk, development will only be permitted where:
- a. The sequential test and exception tests established by the NPPF demonstrate the development is acceptable (where required).
- 3.33 **Policy NH/2: Protecting and Enhancing Landscape Character** stipulates development will only be permitted where it respects and retains, or enhances the local character and distinctiveness of the local landscape and of the individual National Character Area in which is it located.
- 3.34 **Policy NH/3: Protecting Agricultural Land** states planning permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless:
- a. Land is allocated for development in the Local Plan;
 - b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.
- 3.35 **Policy NH/4: Biodiversity** adds that development proposals where the primary objective is to conserve or enhance biodiversity will be permitted. New development must aim to maintain, enhance, restore or add to biodiversity.
- 3.36 **Policy NH/6: Green Infrastructure** suggests the Council will aim to conserve and enhance green infrastructure within the district.
- 3.37 **Policy NH/7: Ancient Woodlands and Veteran Trees** notes planning permission will be refused for development resulting in the loss or deterioration of ancient woodland (as shown on the Policies Map) or veteran trees found

outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Development proposals affecting ancient woodland or veteran trees will be expected to mitigate any adverse impacts, and to contribute to the woodland's or veteran tree's management and further enhancement via planning conditions or planning obligations.

- 3.38 **Policy NH/8: Mitigating the Impact of Development In and Adjoining the Green Belt** states any development proposals within the Green Belt must be located and designed so that they do not have an adverse effect on the rural character and openness of the Green Belt. Where development is permitted, landscaping conditions, together with a requirement that any planting is adequately maintained, will be attached to any planning permission in order to ensure that the impact on the Green Belt is mitigated. Development on the edges of settlements which are surrounded by the Green Belt must include careful landscaping and design measures of a high quality.
- 3.39 **Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt** states redevelopment of Previously Developed Sites and Infilling in the Green Belt will be inappropriate development except for instances such as the replacement of a building, limited infilling or the partial or complete redevelopment of previously developed land (which will not impact the openness of the Green Belt and the purpose of including the land within it).
- 3.40 **Policy NH/11: Protected Village Amenity Areas** are identified on the Policies Map where development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village.
- 3.41 **Policy NH/12: Local Green Space** identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the NPPF, would not be approved except in very special circumstances and in discussion with the local community.
- 3.42 **NH/13: Important Countryside Frontage** states Important Countryside Frontages are defined where land with a strong countryside character either:
- a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or
 - b. Provides an important rural break between two nearby but detached parts of a development framework.
- Importantly the policy states planning permission for development will be refused if it would compromise these purposes.
- 3.43 **Policy NH/14: Heritage Assets** asserts development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the NPPF.

- 3.44 **Policy H/8: Housing Density** states housing developments including rural exception sites, will achieve an average net density of:
- a. 30 dwellings per hectare (dph) in Group villages. The net density on a site may vary from the above where justified by the character of the locality, the scale of the development, or other local circumstances.
- 3.45 **Policy H/10: Affordable Housing** sets out that all developments of 11 dwellings or more, or on development sites of less than 11 units if the total floorspace of the proposed units exceeds 1,000m², will provide affordable housing as follows:
- a. To provide that 40% of the homes on site will be affordable;
 - b. To address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission;
 - c. In small groups or clusters distributed through the site. Exceptions to this are also listed.
- 3.46 **Policy H/11: Rural Exception Site Affordable Housing** states affordable housing developments to meet identified local housing needs on small sites adjoining a development framework boundary will be permitted subject to:
- a. The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
 - b. The development is of a scale and location appropriate to the size, facilities and character of the settlement;
 - c. For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
- 3.47 In order to facilitate the delivery of significant additional affordable housing the Council will consider allowing some market housing on rural exception sites on viability or deliverability grounds.
- 3.48 **Policy TI/2: Planning for Sustainable Travel** stipulates development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.

Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 (July 2021)

- 3.49 **Policy 5: Mineral Safeguarding Areas (MSAs)** states the Mineral Planning Authority must be consulted on all development proposals in these areas with exceptions listed. These exceptions do not include new residential development. Development within MSAs which is not covered by the aforementioned exceptions will only be permitted where it has been demonstrated that:(i) the mineral can be extracted where practicable prior to development taking place; or (j) the mineral concerned is demonstrated to not be of current or future value; or (k) the development will not prejudice future extraction of the mineral; or (l) there is an overriding need for the development (where prior extraction is not feasible).

Evidence Reports

3.50 The site assessment has regard to the findings of the GCSP HELAA published in September 2021¹². Findings from the study are located in **Appendix A**.

3.51 This report is also informed by the Greater Cambridge Green Belt Assessment published in August 2021¹³. The study assesses the impact of releasing parcels of Green Belt land in and surrounding Harston. The ratings range from Low to Very High. All sites submitted for assessment in this Site Options and Assessment Report fall into ratings ranging from Moderate High to Very High.

3.52 There is also the Greater Cambridge Landscape Character Assessment, published in February 2021¹⁴, which the Council will use to influence upcoming strategic policy and inform decision-making on planning applications. Harston sits within the Cam and Granta Tributaries Lowland Farmlands Landscape Character Area. The characteristics of which are:

- Low-lying gently rolling topography crossed by river corridors and drained by small streams and ditches;
- Productive, intensively farmed, predominantly arable landscape comprising medium to large, generally rectangular fields with sinuous edges where they are enclosed by waterbodies to west. They are organised in an irregular pattern, and enclosed by a fragmented network of low, mature hedgerows or straight ditches. Open character and often extensive views over farmland with few trees;
- Small scale fields found at the edge of the village, including pastures to east, south and west, with fragments of orchards east of Harston, give a localised intimate character and visual enclosure;
- There is a fragmented network of low trimmed hedge boundaries along village streets and roads; and
- Priority Habitats within the Lowland Farmlands include scattered deciduous woodland; small patches of good quality semi-improved grassland, lowland calcareous grassland.

¹² Available at: <https://democracy.cambridge.gov.uk/documents/s56618/App.%201%20-%20Greater%20Cambridge%20HELAA%20Report%202021.pdf>

¹³ Available at: <https://www.scambs.gov.uk/media/19120/cd512-greater-cambridge-green-belt-assessment-excerpts.pdf>

¹⁴ Available at: https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/LandscapeCharacterAssessment_GCLP_210831_Part_A.pdf

4. Site Assessment

- 4.1 This chapter sets out the sites identified for assessment. **Table 4.1** lists all identified sites from the submitted by landowners in the call for sites and the GCSP HELAA. In total, 16 sites were identified in the Neighbourhood Area, 11 of which were submitted by landowners, and seven from the HELAA, with two sites being duplicates.
- 4.2 A map of all identified sites is shown in **Figure 4.1**
- 4.3 Site H16 (assessed in the HELAA) has since been built out, and therefore has not been included in the assessment.
- 4.4 On the basis of Green Belt policy (NPPF Paragraph 145, 146 and 149), four sites have been excluded from assessment. These are: H1, H2, H3 and H4.
- 4.5 Whilst in the Green Belt, six sites have been included in the assessment as they potentially meet the South Cambridgeshire criteria for rural exception housing. These are H5, H6, H7, H9, H10 and H11.
- 4.6 Sites H12 and H15 are also within the Green Belt but comprise of previously developed land and as a result have been included in the assessment.
- 4.7 Therefore, 11 sites were ultimately taken forward for assessment.

Table 4.1 Sites identified for assessment.

Site Ref	HELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Taken forward for assessment or excluded from assessment
H1		To NE of Junction of Shelford Road & B1368 (London Road)	4.69	NP Call for Sites	N/A	Excluded from assessment due to national Green Belt policy.
H2		London Road, B1368, (between The Lane & railway line)	3.03	NP Call for Sites	N/A	Excluded from assessment due to national Green Belt policy.
H3		London Road, B1368, (to NW of The Lane)	3.06	NP Call for Sites	N/A	Excluded from assessment due to national Green Belt policy.
H4		Land to the south of Shelford Road	Approx. 20-25	NP Call for Sites	N/A	Excluded from assessment due to national Green Belt policy.
H5	40535	The Drift, Harston	12.45	NP Call for Sites, GCSP HELAA	N/A	HELAA Review table
H6		Pinder land (In trust for village), London Road, adjacent to No 67	1.42	NP Call for Sites	N/A	Site assessment proforma
H7		Manor Grounds - Mill Road	0.005	NP Call for Sites	N/A	Site assessment proforma
H8		Manor Grounds - Church Street	0.03	NP Call for Sites	S/0964/13/FL - Extension and Conversion of Building to Dwelling and Carport and Re-Location of Glasshouse - Permission granted on 12 August 2013.	Site assessment proforma

Site Ref	HELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Taken forward for assessment or excluded from assessment
H9	40303	Land south of Station Road	1.27	NP Call for Sites, GCSP HELAA	N/A	HELAA Review table
H10		Land south of Rectory Farm	5.54	NP Call for Sites	N/A	Site assessment proforma
H11	40476	Land at Royston Road	4.70	GCSP HELAA	N/A	HELAA Review table
H12	40258	SIG Roofing site, Station Road	0.67	GCSP HELAA	N/A	HELAA Review table
H13	47889	Land off High Street	1.34	GCSP HELAA	N/A	HELAA Review table
H14	52689	131 High Street	0.46	GCSP HELAA	N/A	HELAA Review table
H15		Centenary works, Button End	0.36	NP Call for Sites	21/05670/OUT - Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road - Withdrawn on 08 March 2022 21/05671/OUT - Demolition of existing buildings and replace with up to 8no residential dwellings complete with electric car charging points and new upgraded access road - Withdrawn on 08 March 2022	Site assessment proforma

Site Ref	HELAA Ref.	Site Name	Site Size (ha)	Source	Planning History	Taken forward for assessment or excluded from assessment
					Both applications would have been refused due to Local Policies NH/9, NH/8, HQ/1, TI/2, NH/4, SC/10 and S/7.	
H16	40279	180 High Street	0.24	GCSP HELAA	N/A	Excluded from assessment as the site is being built out.

Figure 4.1 Map of all identified sites



5. Site Assessment Results

Site Assessment Summary

- 5.1 **Table 5.1** provides a summary of the findings of the assessment of potential development sites within the Neighbourhood Area. The table shows 'traffic light' ratings for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan for residential development. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site may be appropriate for development if the identified issues can be resolved or constraints mitigated, or that a site is only suitable for partial allocation.
- 5.2 In summary, the assessment found that the results of the site assessment are shown in the map in **Figure 5.1**. Site proformas for all sites are contained in **Appendix A**.
- 5.3 Indicative residential capacities have been provided for sites found to be suitable or potentially suitable for allocation, in line with the methodology in **Chapter 2** of this report (Paragraphs 2.12 to 2.18).

Table 5.1 Site assessment summary

Site ref.	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁵	Justification
H5 (HELAA ref.40535)	The Drift, Harston	12.45	N/A		<p>The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, a smaller northern portion of the site adjacent to the settlement could be a suitable location for rural exception housing if the identified constraints could be resolved or mitigated, if agreed with the landowner and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes.</p> <p>Suitable vehicular access, possibly through High Meadow to bypass the Tree Preservation Order (TPO) fronting High Street, and the viability of access to this site would have to be demonstrated.</p>
H6	Pinder land (In trust for village), London Road, adjacent to No 67	1.42	N/A		<p>The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a potentially suitable location for rural exception housing if agreed with the landowner and if the identified constraints can be resolved or mitigated, as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site appears to be in use as an agricultural field and is comprised of high quality agricultural land. The site is flat and is accessible from London Road. The site is also bounded by low hedgerows and hedgerow trees meaning the visual sensitivity of the site must be considered.</p>

¹⁵ Red indicates the site is not appropriate for allocation and Green indicates the site is appropriate for allocation. Amber indicates the site may be appropriate for development if certain issues can be resolved or constraints mitigated.

Site ref.	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁵	Justification
H7	Manor Grounds - Mill Road	0.005	N/A		The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a potentially suitable location for rural exception housing if agreed with the landowner and if the identified constraints can be resolved or mitigated as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site is currently in use as the grounds for the Grade II* Listed Harston Manor therefore any harm to the heritage asset must be accounted for and mitigated. The site is not connected to the public highway and requires access from Mill Road which is a private road, therefore suitable site access would have to be demonstrated.
H8	Manor Grounds - Church Street		1 dwelling (AECOM estimate)		This site is suitable for housing and therefore appropriate for allocation in the Neighbourhood Plan. It appears to be in use as a residential front garden with a driveway and car port. Whilst the site lies just within the Green Belt, development of this site, under NPPF paragraph 154, would comprise infill village development between existing houses on Church Street. Any potential development proposals would have to retain the existing deciduous trees on site. Additionally, design proposals would have to mitigate any possible harm to the nearby Grade II* Listed Manor House. The site is otherwise not constrained and would be suitable for 1 dwelling.
H9 (HELAA ref.40303)	Land south of Station Road	1.27	N/A		The site is not currently suitable for allocation in the Neighbourhood Plan. The site is located within the Green Belt. The site comprises greenfield land with tall hedgerows fronting on Station Road which is an Important Countryside Frontage. The Local Plan explicitly states that planning permission will be refused for development that

Site ref.	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁵	Justification
					would compromise the purpose of the Important Countryside Frontage. For this reason, the site would not be considered suitable for market housing or rural exception (affordable) housing.
H10	Land south of Rectory Farm	N/A			The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a suitable location for rural exception housing if agreed with the landowner as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site appears to be in use as an agricultural field and is comprised of high quality agricultural land. The site is screened by vegetation. It must be noted that development of the full extent of the site may also result in a lack of separation with the nearby area of Hauxton and have an adverse impact of the rural character of the edge of Harston, therefore the southern portion of the site would be better suited for rural exception housing.
H11 (HELAA ref.40476)	Land at Royston Road	4.70	N/A		The site is not currently suitable for allocation in the Neighbourhood Plan. The site is located within the Green Belt. The northern field is potentially suitable for rural exception housing if agreed with the landowner and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The northern part is adjacent to the Development Framework Boundary and the existing built-up area. There is potential to create vehicular access from the A10, from which the site is visible (not screened). Any development proposals would have to consider the long-distance countryside views from the south of the site.

Site ref.	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁵	Justification
H12 (HELAA ref.40258)	SIG Roofing site, Station Road	0.67	10 dwellings (AECOM estimate)		The site is currently used for industrial purposes and comprises previously developed land in the Green Belt which under NPPF paragraph 154 can be redeveloped provided development would not have a greater impact on the openness of the Green Belt than the existing development. The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is visually enclosed. Development proposals should retain or enhance the existing boundary vegetation and design should reflect the character of dwellings located outside the Development Framework. It is noted that there is a level crossing near the site and a high-speed road (60mph reducing to 30mph) at the site entrance. Safe site access should be discussed with the Highways Authority.
H13 (HELAA ref.47889)	Land off High Street	1.34	8 dwellings (AECOM estimate)		The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan subject to amendment of the Development Framework Boundary to accommodate the site. It is noted that the site is not located within the Green Belt and only the site access lies within the Development Framework Boundary. Access into the site may need to be widened. From the back of the site there may be greater visual sensitivity given the long distance views therefore any proposed housing should be located closest to the site access onto the A10 with screening at the rear.
H14 (HELAA ref.52689)	131 High Street	0.46	6 dwellings (proposal stated in		The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site lies within the Development Framework Boundary and comprises previously developed land. There is adequate site

Site ref.	Address/site name	Gross site area (Ha)	Residential capacity (indicative number of homes)	Suitability rating ¹⁵	Justification
			the HELAA)		access. The site is flat and visually enclosed with little/ to no landscape and visual impact. The site is considered potentially suitable if the HELAA constraint on vehicle trips on the Strategic Road Network could be mitigated; this can be discussed with the Highways Authority.
H15 (HELAA ref.40535)	Centenary Works, Button End	0.36	2 dwellings (AECOM estimate)		This site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. It appears to be an industrial site which is currently in use for storage purposes. Whilst the site lies within Green Belt land it is comprised of previously developed land and is therefore suitable for redevelopment under NPPF paragraph 154 as long as development would not have a greater impact on the openness of the Green Belt than the existing development. The site is screened by trees. The site is not connected to the settlement boundary and is remote from services and amenities. The site is located in Button End, a more rural part of Harston Village which is characterised by single detached properties on large plots of land. Therefore, the site is potentially suitable for 1-2 dwellings.

Figure 5.1 Map of site suitability conclusions



AECOM
 PROJECT
 Harston Neighbourhood Plan Site Options and Assessment
 CLIENT
 Locality

CONSULTANT
 AECOM Limited
 Sunley House
 4 Bedford Park
 Surrey, CR0 2AP
 www.aecom.com

LEGEND

- Site Boundary
- Site or portion of the site that could be considered for rural exception housing
- Red - Site not suitable for allocation in the Neighbourhood Plan
- Amber - Site potentially suitable for allocation in the Neighbourhood Plan
- Green - Site suitable for allocation in the Neighbourhood Plan

NOTES
 1: Maxar, Microsoft

ISSUE PURPOSE
 FINAL

PROJECT NUMBER
 60571087

FIGURE TITLE
 Map of site suitability conclusions

FIGURE NUMBER
 Figure 5.1

6. Conclusions

Site Assessment conclusions

- 6.1 Of the 11 sites assessed, one site is considered suitable for allocation for residential development in the Neighbourhood Plan:
- H8 – Manor Grounds, Church Street
- 6.2 A further four sites are considered potentially suitable for allocation for housing, subject to the mitigation of identified constraints:
- H12 – SIG Roofing site, Station Road
 - H13 – Land off High Street
 - H14 – 131 High Street
 - H15 – Centenary Works, Button End
- 6.3 The following six sites are considered unsuitable for allocation:
- H5 – The Drift, Harston
 - H6 – Pinder land (In trust for village), London Road, adjacent to No 67
 - H7 – Manor Grounds, Mill Road
 - H9 – Land south of Station Road
 - H10 – Land south of Rectory Farm
 - H11 – Land at Royston Road
- 6.4 It should be noted that sites should not be *allocated* as RES, but the Neighbourhood Plan could have a policy to encourage rural exception housing on the sites which meet the policy requirements for RES under national and local policy and have been offered for that use, which would be at a lower land value than market housing. Importantly, as per Local Plan Policy H/11(c), for a site to be identified as suitable for rural exception housing, there would need to be evidence that no alternative sites exist that would have less impact on Green Belt purposes.
- 6.5 The sites which could be considered RES are:
- (Partially) H5 – The Drift, Harston
 - H6 – Pinder land (In trust for village), London Road, adjacent to No 67
 - H7 – Manor Grounds, Mill Road
 - (Partially) H10 – Land south of Rectory Farm
 - (Partially) H11 – Land at Royston Road

Next Steps

6.6 Should the neighbourhood plan group decide to allocate a site or sites, the next steps will be for the group to select sites for allocation in the Neighbourhood Plan, based on:



- The findings of this site assessment;
- Assessment of viability;
- Community consultation and consultation with landowners;
- Confirmation of site availability for the proposed use;
- Discussions with South Cambridgeshire District Council;
- Any other relevant evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed sites to reflect local character.

Viability

6.7 As part of the site selection process, it is recommended that the Parish Council discusses site viability with South Cambridgeshire District Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

Appendix A – Site Assessment Proformas

H6

1. Site Details	
Site Reference / Name	H6
Site Address / Location	Pinder land (In trust for village), London Road, adjacent to No 67
Gross Site Area (Hectares)	1.42
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Affordable housing, village green with children's playground area, car parking.
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	40-50 dwellings
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agriculture, Housing
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">Whittlesford - Thriplow Hummocky Fields SSSI Impact risk Zone. Residential development in this location would not trigger consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes - Grade 2</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Main access from London Road, B1638</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - potential to create this from London Road, B1639</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - potential to create this from London Road, B1640</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	Unknown
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	Yes - wooden electricity poles on the western corner of the site
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	1609m	90m	3862m	1931m	2412m	1770m	644m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p><i>Some impact, and/or mitigation possible for the Grade II Listed Milestone outside Number 60.</i></p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>N/A</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 - Policy 5 Mineral Safeguarding Areas (Chalk, Sand and Gravel) - will need to consult with the Mineral Planning Authority for development proposals.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><i>Adjacent to and connected to the existing built up area</i></p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p><i>Adjacent to and connected to the existing built up area</i></p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	<p>Unknown</p>

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	N/A
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Unknown
Are there any known viability issues? Yes / No	Unknown
Other key information	The Greater Cambridge Green Belt Assessment Report (August 2021) states there is 'very high' risk of harm to Cambridge and its surrounding Green Belt if this site was to be released from the Green Belt. London Road has the national speed limit towards the southern end of the site.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.	Red: The site is not currently suitable, available and achievable
Summary of justification for rating	The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a potentially suitable location for rural exception housing if agreed with the landowner and if the identified constraints can be resolved or mitigated, as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site appears to be in use as an agricultural field and is comprised of high quality agricultural land. The site is flat and is accessible from London Road. The site is also bounded by low hedgerows and hedgerow trees meaning the visual sensitivity of the site must be considered.

H7

1. Site Details	
Site Reference / Name	H7
Site Address / Location	Manor Grounds - Mill Road
Gross Site Area (Hectares)	0.01
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Manor grounds – rough wood and uneconomic grazing
Land use being considered	Affordable housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Housing
	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">Whittlesford - Thriplow Hummocky Fields SSSI Impact risk Zone. Residential development in this location would not trigger consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p style="color: #008080;">Low Risk</p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	N/A
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Unknown
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - from Mill Road however this is a private road.
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - via Mill Road however this is a private road.
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - via Mill Road however this is a private road.
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	Unknown

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Unknown
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	804m	160m	6276m	643m	3540m	1126m	161m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: #ffa500;"><i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible for the Grade II* Listed Manor House</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>N/A</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 - Policy 5 Mineral Safeguarding Areas (Chalk) - will need to consult with the Mineral Planning Authority for development proposals.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

2. Assessment of Suitability

<p>Would development of the site result in neighbouring settlements merging into one another? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement? <i>Yes / No / Unknown</i></p>	<p>No</p>

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years

4. Assessment of Viability


<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	2 dwellings
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	0-5 years
<p>Are there any known viability issues? <i>Yes / No</i></p>	Unknown

<p>Other key information</p>	<p>The Greater Cambridge Green Belt Assessment Report (August 2021) states there is 'moderate high' risk of harm to Cambridge and its surrounding Green Belt if this site was to be released from the Green Belt.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red: The site is not currently suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a potentially suitable location for rural exception housing if agreed with the landowner and if the identified constraints can be resolved or mitigated as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site is currently in use as the grounds for the Grade II* Listed Harston Manor therefore any harm to the heritage asset must be accounted for and mitigated. The site is not connected to the public highway and requires access from Mill Road which is a private road, therefore suitable site access would have to be demonstrated.</p>

H8

1. Site Details	
Site Reference / Name	H8
Site Address / Location	Manor Grounds - Church Street
Gross Site Area (Hectares)	0.03
SHLAA/SHELAA Reference (if applicable)	
Existing land use	Manor land - Garden and garage
Land use being considered	Affordable housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	2 dwellings
Site identification method / source	Call for Sites
Planning history	S/0964/13/FL - Extension and Conversion of Building to Dwelling and Carport and Re-Location of Glasshouse - Permission granted on 12 August 2013.
Neighbouring uses	Housing
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">Whittlesford - Thriplow Hummocky Fields SSSI Impact risk Zone. Residential development in this location would not trigger consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p>See guidance notes:</p> <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> • >15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i> 	<p>Low Risk</p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</p> <p><i>Yes / No / Unknown</i></p>	N/A
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	Priority Habitat - Deciduous Woodland on site
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p> <p><i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site:</p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat
<p>Is there existing vehicle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Direct and shared drive with 53 Church Street
<p>Is there existing pedestrian access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Direct and shared drive with 53 Church Street
<p>Is there existing cycle access to the site, or potential to create suitable access?</p> <p><i>Yes / No / Unknown</i></p>	Yes - Direct and shared drive with 53 Church Street
<p>Are there any Public Rights of Way (PRoW) crossing the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site?</p> <p><i>Within / Adjacent / No / Unknown</i></p>	Unknown

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Unknown
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	No
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	804m	482m	6115m	643m	3540m	1126m	482m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: #008080;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Some impact, and/or mitigation possible for the Grade II* Listed Manor House and Grade II Listed 41 Church Street</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>N/A</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 - Policy 5 Mineral Safeguarding Areas (Chalk) - will need to consult with the Mineral Planning Authority for development proposals.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area (infill)</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

No

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown



4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	1 dwelling
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Are there any known viability issues? <i>Yes / No</i></p>	Unknown
<p>Other key information</p>	N/A
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	Green: The site is suitable, available and achievable
<p>Summary of justification for rating</p>	<p>This site is suitable for housing and therefore appropriate for allocation in the Neighbourhood Plan. It appears to be in use as a residential front garden with a driveway and car port. Whilst the site lies just within the Green Belt, development of this site, under NPPF paragraph 154, would comprise infill village development between existing houses on Church Street. Any potential development proposals would have to retain the existing deciduous trees on site. Additionally, design proposals would have to mitigate any possible harm to the nearby Grade II* Listed Manor House. The site is otherwise not constrained and would be suitable for 1 dwelling.</p>

H10

1. Site Details	
Site Reference / Name	H10
Site Address / Location	Land south of Rectory Farm
Gross Site Area (Hectares)	5.54
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Agriculture
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	Unknown
Site identification method / source	Call for Sites
Planning history	N/A
Neighbouring uses	Agriculture, Housing
	

2. Assessment of Suitability	
Environmental Constraints	
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">Whittlesford - Thriplow Hummocky Fields SSSI Impact risk Zone. Residential development in this location would not trigger consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p style="color: #008080;">No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p style="color: #008080;">No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p style="color: #008080;">Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p style="color: #FFA500;">Medium Risk</p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	<p>Yes - Grade 2</p>
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	<p>No</p>
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently rolling</p>
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - potential to create access from the A10 Cambridge Road.</p>
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - potential to create access from the A10 Cambridge Road.</p>
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	<p>Yes - potential to create access from the A10 Cambridge Road.</p>
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	<p>No</p>
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

2. Assessment of Suitability

<p>Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p>Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
<p>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i></p>	<p>Yes - electricity post on the northeastern corner of the site.</p>
<p>Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i></p>	<p>No</p>

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	1287m	804m	4023m	1609m	1609m	1287m	1287m

Landscape and Visual Constraints

<p>Is the site low, medium or high sensitivity in terms of landscape?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> • <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> • <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> • <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>N/A</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 - Policy 5 Mineral Safeguarding Areas (Chalk, Sand and Gravel) - will need to consult with the Mineral Planning Authority for development proposals.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Adjacent to and connected to the existing built up area</p>

2. Assessment of Suitability

Would development of the site result in neighbouring settlements merging into one another?

Yes / No / Unknown

No

Is the size of the site large enough to significantly change the size and character of the existing settlement?

Yes / No / Unknown

Yes

3. Assessment of Availability

<p>Is the site available for development? <i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners? <i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability? Available now / 0-5 years / 6-10 years / 11-15 years</p>	Unknown

4. Assessment of Viability

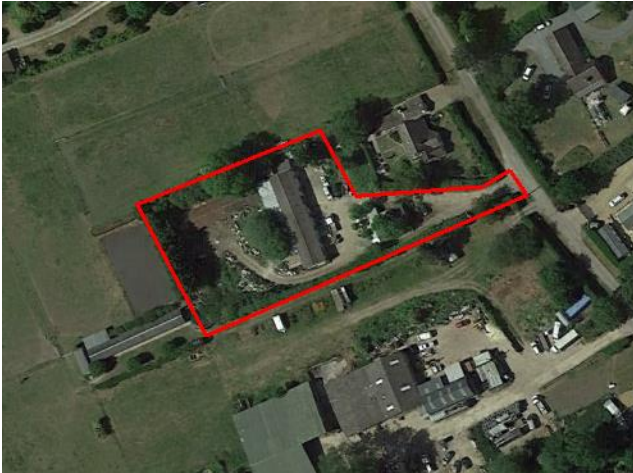

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement? <i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions

<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	N/A
<p>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</p>	Unknown
<p>Are there any known viability issues? <i>Yes / No</i></p>	Unknown

<p>Other key information</p>	<p>The Greater Cambridge Green Belt Assessment Report (August 2021) states there is 'very high' risk of harm to Cambridge and its surrounding Green Belt if this site was to be released from the Green Belt.</p>
<p>Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.</p>	<p>Red: The site is not currently suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, the site could be a suitable location for rural exception housing if agreed with the landowner as the site does adjoin the Development Framework Boundary, and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The site appears to be in use as an agricultural field and is comprised of high quality agricultural land. The site is screened by vegetation. It must be noted that development of the full extent of the site may also result in a lack of separation with the nearby area of Hauxton and have an adverse impact of the rural character of the edge of Harston, therefore the southern portion of the site would be better suited for rural exception housing.</p>

H15

1. Site Details	
Site Reference / Name	H15
Site Address / Location	Centenary works, Button End
Gross Site Area (Hectares)	0.36
SHLAA/SHELAA Reference (if applicable)	N/A
Existing land use	Commercial industrial
Land use being considered	Housing
Development Capacity (Proposed by Landowner or SHLAA/HELAA)	8 dwellings
Site identification method / source	Live planning application
Planning history	21/05670/OUT - Demolish existing buildings and replace with new eco-park of up to 8no commercial units complete with solar photovoltaic panels, living roofs and electric car charging points and new upgraded access road - Withdrawn on 08 March 2022 21/0567
Neighbouring uses	Housing, industrial
	

2. Assessment of Suitability

Environmental Constraints

<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI)* • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: #FFA500;">Whittlesford - Thriplow Hummocky Fields SSSI Impact risk Zone. Residential development in this location would not trigger consultation with Natural England.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>No</p>
<p>Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?</p> <p><i>Yes / No</i></p>	<p>No</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • Flood Zone 1: <i>Low Risk</i> • Flood Zone 2: <i>Medium Risk</i> • Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> • Flood Zone 3 (highly vulnerable site use): <i>High Risk</i> 	<p>Low Risk</p>
<p>Site is at risk of surface water flooding?</p> <p><i>See guidance notes:</i></p> <ul style="list-style-type: none"> • <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> • <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i> 	<p>Low Risk</p>

2. Assessment of Suitability	
<p>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)? <i>Yes / No / Unknown</i></p>	N/A
<p>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</p> <ul style="list-style-type: none"> • UK BAP Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? <p><i>Yes / No / Unknown</i></p>	No
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? <i>Yes / No / Unknown</i></p>	No
Physical Constraints	
<p>Is the site: <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	Flat
<p>Is there existing vehicle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - via Button End
<p>Is there existing pedestrian access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - via Button End
<p>Is there existing cycle access to the site, or potential to create suitable access? <i>Yes / No / Unknown</i></p>	Yes - via Button End
<p>Are there any Public Rights of Way (PRoW) crossing the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there any known Tree Preservation Orders on the site? <i>Yes / No / Unknown</i></p>	No
<p>Are there veteran/ancient trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i></p>	Unknown

2. Assessment of Suitability

Are there other significant trees within or adjacent to the site? <i>Within / Adjacent / No / Unknown</i>	Unknown
Is the site likely to be affected by ground contamination? <i>Yes / No / Unknown</i>	Potentially
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? <i>Yes / No / Unknown</i>	Overhead lines near southern boundary
Would development of the site result in a loss of social, amenity or community value? <i>Yes / No / Unknown</i>	No

Accessibility
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	1770m	1287m	7242m	1609m	8207m	2092m	1287m

Landscape and Visual Constraints

Is the site low, medium or high sensitivity in terms of landscape? <ul style="list-style-type: none"> • <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> • <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> • <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i> 	<p style="color: green;">Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</p>
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2. Assessment of Suitability	
<p>Is the site low, medium or high sensitivity in terms of visual amenity?</p> <ul style="list-style-type: none"> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i> 	<p><i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></p>
Heritage Constraints	
<p>Would the development of the site cause harm to a designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Limited or no impact or no requirement for mitigation</p>
<p>Would the development of the site cause harm to a non-designated heritage asset or its setting?</p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>N/A</p>
Planning Policy Constraints	
<p>Is the site in the Green Belt?</p> <p><i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</p> <p>Yes / No / Unknown</p>	<p>No</p>
<p>Are there any other relevant planning policies relating to the site?</p>	<p>Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036 - Policy 5 Mineral Safeguarding Areas (Chalk, Sand and Gravel) - will need to consult with the Mineral Planning Authority for development proposals.</p>
<p>Is the site:</p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Previously developed land</p>
<p>Is the site within, adjacent to or outside the existing built up area?</p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Outside and not connected to the existing built up area</p>
<p>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</p> <p><i>Within / Adjacent to and connected to /</i></p>	<p>Outside and not connected to the existing settlement boundary</p>

2. Assessment of Suitability

<i>Outside and not connected to</i>	
<p>Would development of the site result in neighbouring settlements merging into one another?</p> <p><i>Yes / No / Unknown</i></p>	No
<p>Is the size of the site large enough to significantly change the size and character of the existing settlement?</p> <p><i>Yes / No / Unknown</i></p>	No

3. Assessment of Availability

<p>Is the site available for development?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
<p>Is there a known time frame for availability?</p> <p>Available now / 0-5 years / 6-10 years / 11-15 years</p>	0-5 years

4. Assessment of Viability

<p>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</p> <p><i>Yes / No / Unknown</i></p>	Unknown
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5. Conclusions	
What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)	2 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Are there any known viability issues? Yes / No	Unknown
Other key information	Button End is a narrow road with a lot of traffic
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available.	Amber: The site is potentially suitable, available and achievable
Summary of justification for rating	This site is potentially suitable for housing and therefore potentially appropriate for allocation in the Neighbourhood Plan. It appears to be an industrial site which is currently in use for storage purposes. Whilst the site lies within Green Belt land it is comprised of previously developed land and is therefore suitable for redevelopment under NPPF paragraph 154 as long as development would not have a greater impact on the openness of the Green Belt than the existing development. The site is screened by trees. The site is not connected to the settlement boundary and is remote from services and amenities. The site is located in Button End, a more rural part of Harston Village which is characterised by single detached properties on large plots of land. Therefore, the site is potentially suitable for 1-2 dwellings.

Appendix B – HELAA Review Table

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment ¹⁶ ?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
H5	12.45	Housing	860 dwellings (proposal stated in the HELAA)	<p>Site not suitable. Site is available and achievable.</p> <p>Red constraints:</p> <ul style="list-style-type: none"> • TPO on-site; • This site lies outside and abutting the village settlement framework. Wide views are limited however, local and amenity views are high due to lack of vegetation particularly to the west and north of the site. Development upon this site would have a significant adverse impact to the settlement character and the Important Countryside Frontage (ICF). It would be an encroachment into the countryside and permanent. A significantly reduced development to the north of the site may be 	A Neighbourhood Plan cannot amend Green Belt boundaries unless the need for Green Belt release has been established through strategic policies in the Local Plan. The HELAA conclusions cannot therefore be applied to the neighbourhood plan site assessment, although the noted constraints are relevant.	<p>The site is not appropriate for allocation in the Neighbourhood Plan due to its location within the Green Belt. However, a smaller northern portion of the site adjacent to the settlement could be a suitable location for rural exception housing if the identified constraints could be resolved or mitigated, if agreed with the landowner and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes.</p> <p>Suitable vehicular access, possibly through High</p>

¹⁶ This includes a consideration of how the conclusions be applied to the Neighbourhood Planning Site Assessment, e.g. Has the site been excluded or assessed as unsuitable due to size – too large or small? Does more recent or additional information now exist which could change the HELAA findings? Are the HELAA conclusions justified by evidence?

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				acceptable subject to appropriate landscape mitigation. <ul style="list-style-type: none"> No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network. Partially low harm of Green Belt release, partially moderate high harm of Green Belt release. 		Meadow to bypass the TPO fronting High Street, and the viability of access to this site would have to be demonstrated.
H9	1.27	Housing	22 dwellings (proposal stated in the HELAA)	Site not suitable. Site is available and achievable. Red constraints: <ul style="list-style-type: none"> The station road frontage is an Important Countryside Frontage (NH/13). Development upon this site would have a significant adverse impact upon the Important Countryside Frontage and compromise all or part of its purpose. It would also permanently erode the open buffer space between existing built form, encroach into the landscape and urbanise the rural characteristics. Even with a reduction in residential numbers 	A Neighbourhood Plan cannot amend Green Belt boundaries unless the need for Green Belt release has been established through strategic policies in the Local Plan. The HELAA conclusions cannot therefore be applied to the neighbourhood plan site assessment, although the noted constraints are relevant.	The site is not currently suitable for allocation in the Neighbourhood Plan. The site is located within the Green Belt. The site comprises greenfield land with tall hedgerows fronting on Station Road which is an Important Countryside Frontage. The Local Plan explicitly states that planning permission will be refused for development that would compromise the purpose of the Important Countryside Frontage. For this reason, the site would not be considered suitable

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				the harm to the Important Countryside Frontage would still be significantly adverse and unacceptable. <ul style="list-style-type: none"> No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network. High harm of Green Belt release. 		for market housing or rural exception (affordable) housing.
H11	4.70	Housing	145 dwellings (proposal stated in the HELAA)	Site is potentially suitable. Site is available and achievable. Red constraints: <ul style="list-style-type: none"> No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network. High harm of Green Belt release. 	A Neighbourhood Plan cannot amend Green Belt boundaries unless the need for Green Belt release has been established through strategic policies in the Local Plan. The HELAA conclusions cannot therefore be applied to the neighbourhood plan site assessment, although the noted constraints are relevant.	The site is not currently suitable for allocation in the Neighbourhood Plan. The site is located within the Green Belt. The northern field is potentially suitable for rural exception housing if agreed with the landowner and if there is evidence that no alternative sites exist that would have less impact on Green Belt purposes. The northern part is adjacent to the Development Framework Boundary and the existing built-up area. There is potential to create vehicular

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						access from the A10, from which the site is visible (not screened). Any development proposals would have to consider the long-distance countryside views from the south of the site.
H12/ 40258	0.67	Housing	19 dwellings (proposal stated in the HELAA)	Site not suitable. Site is available and achievable. Red constraints: <ul style="list-style-type: none"> • Wide views are limited due to boundary vegetation however, local views are medium particularly from the north west of the site Royston Road. Development of this site would have a significant adverse impact upon the local landscape character. It would not reflect the isolated or scattered approach of dwellings found outside the village settlement, urbanise the rural landscape and encroach into the countryside. • No capacity for growth. Sites would need to ensure no net 	No, the HELAA conclusions are not carried forward to the Neighbourhood Plan Site Assessment, although the noted constraints are relevant. It is considered that sensitively designed proposals would be screened by the boundary vegetation. Additionally, a smaller number of dwellings (than that proposed in the HELAA) would better reflect the less dense approach of dwellings typically found outside the Development Framework. Due to this, for the purposes of site allocation, the Neighbourhood Plan Site	The site is currently used for industrial purposes and comprises previously developed land in the Green Belt which under NPPF paragraph 154 can be redeveloped provided development would not have a greater impact on the openness of the Green Belt than the existing development. The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site is visually enclosed. Development proposals

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				increase in vehicles trips on the Strategic Road Network. <ul style="list-style-type: none"> High harm of Green Belt release. 	Assessment conclusion varies from the HELAA conclusion. Planning history: Application ref. S/4057/19/OL for <i>“the demolition of existing buildings and provision of up to 16 dwellings, up to 120sqm of office accommodation, access, public open space and landscaping (including details of access and with all other matters reserved)”</i> was refused on 14 November 2019 and appeal ref. APP/W0530/W/21/3271081 was dismissed on 12 March 2022. This was due to the harm caused by the design of the development in a rural location in the Green Belt.	should retain or enhance the existing boundary vegetation and design should reflect the character of dwellings located outside the Development Framework. It is noted that there is a level crossing near the site and a high-speed road (60mph reducing to 30mph) at the site entrance. Safe site access should be discussed with the Highways Authority.
H13/ 47889	1.34	Housing	8-34 dwellings (proposal stated in the HELAA)	Site not suitable. Site is available and achievable. Red constraints: <ul style="list-style-type: none"> The existing house on frontage, which would need to be demolished /part demolished to 	No, the HELAA conclusions are not carried forward to the Neighbourhood Plan Site Assessment, although the noted constraints are relevant.	The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan subject to amendment of

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
				allow access to site, abuts a Listed Building. The setting of the Listed Building would be adversely affected by this and large number of buildings to its rear. This harm cannot be reasonably mitigated. <ul style="list-style-type: none"> No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network. 	The site can accommodate a small number of dwellings, if sensitively designed to mitigate any adverse harm to the setting of the listed building. The existing house within the site is not a Listed Building.	the Development Framework Boundary to accommodate the site. It is noted that the site is not located within the Green Belt and only the site access lies within the Development Framework Boundary. Access into the site may need to be widened. From the back of the site there may be greater visual sensitivity given the long distance views therefore any proposed housing should be located closest to the site access onto the A10 with screening at the rear.
H14/ 52689	0.46	Housing	6 dwellings (proposal stated in the HELAA)	Site is potentially suitable. Site is available and achievable. Red constraint: <ul style="list-style-type: none"> No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network. 	Yes, the HELAA conclusions are carried forward to the Neighbourhood Plan Site Assessment although the noted constraints are relevant.	The site is potentially suitable for housing and is therefore potentially appropriate for allocation in the Neighbourhood Plan. The site lies within the Development Framework Boundary and comprises

Site Ref.	Site size (gross site area, ha)	Proposed land use	Site capacity	HELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Are the HELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment¹⁶?	Neighbourhood Plan Site Assessment conclusion. (What is the justification for this judgement?)
						previously developed land. There is adequate site access. The site is flat and visually enclosed with little/ to no landscape and visual impact. The site is considered potentially suitable if the HELAA constraint on vehicle trips on the Strategic Road Network could be mitigated; this can be discussed with the Highways Authority.